

**HIF INFRASTRUCTURE WORKS, VICTORIA NORTH (133143/VO/2022) –
PROPOSED AMENDED CONDITION WORDING (MAY 2023)**

Condition XX: Phasing

Prior to the commencement of development (excluding vegetation clearance and tree removal), details of the proposed phased delivery of the development, including as a minimum details of the boundary and scope of works to be carried out within the first phase of development, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be delivered in accordance with the approved phasing strategy. If necessary, an updated phasing strategy will be submitted prior to the commencement of each subsequent phase of works, identifying the phase boundary and scope of works to be carried out within that phase, for approval in writing by the City Council.

Condition 4: Construction Management Plan

4) Prior to the commencement (excluding vegetation clearance and tree removal) **of each phase of works** a detailed construction management plan outlining working practices during construction **for that phase** shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should include:

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust and dirt suppression measures;
- o Compound locations where relevant;
- o Consultation with local residents and businesses;
- o Location, removal/loading, storage and recycling of waste, plant and materials;
- o Routing strategy and swept path analysis including details;
- o Parking of construction vehicles and staff;
- o Sheeting over of construction vehicles;

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan **for each phase**.

Condition 5: Local Labour Proposal*

****It is proposed Part (a) of this condition is removed for the purposes of the new permission. Information is submitted with the Section 73 application to address Part (a) of this condition***

~~5) a) Prior to the commencement of the development (excluding vegetation clearance and tree removal), details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.~~

~~In this condition a Local Labour Proposal means a document which includes:~~

- ~~i) — the measures proposed to recruit local people including apprenticeships~~

~~ii) mechanisms for the implementation and delivery of the Local Labour Proposal~~

~~iii) measures to monitor and review the effectiveness of the Local Labour Proposal in achieving the objective of recruiting and supporting local labour objectives~~

~~(b)~~ Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

Condition 7: Ground Conditions/ Remediation

7) a) Notwithstanding the Ground Investigation Interpretative Report, Victoria North Infrastructure Works, ARUP, Reference: VNIF-ARP-ZZ-YYY-RP-CG-0009, Dated: 31 January 2022 and Ground Investigation Interpretative Report, Victoria North Infrastructure Works, ARUP, Reference: VNIF-ARP-ZZ-YYY-RP-CG-0009, Dated 23 February 2022., (a) before **each phase of earthworks within** the development hereby approved commences (excluding vegetation clearance and tree removal), the following information **relevant to that phase** shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of the further Site Investigation and Risk Assessment Reports
- Submission of a detailed Remediation Strategy

The development shall then be carried out in accordance with the approved details.

(b) When **each phase of the development earthworks** commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report **for that phase** shall be submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

Condition 9: Method for Piling*

****It is proposed this condition is removed for the purposes of the new permission. Information is submitted with the Section 73 application to address this condition***

~~9) Prior to the commencement of the development, details of the method for piling, or any other foundation design using penetrative methods shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.~~

~~Reason For the ongoing protection of the Water Environment from risks arising from land contamination, and to ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution pursuant to policy EN14 of the Manchester Core Strategy (2012).~~

Condition 10: Surface Water Drainage Scheme

10) Notwithstanding the details submitted on the flood risk and drainage chapter of the Environmental Statement stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022, (a) the development shall not commence (except for enabling works ~~including groundworks~~, tree clearance ~~and~~, vegetation removal, **earthworks and remediation**) until a scheme for the drainage of surface water has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- The proposed works does not consider the existence of the culverted ordinary watercourse, the Cheetham Hill Junction Drain. Investigation works should be carried out to identify the exact location of the asset, the catchment of the watercourse and if needed a diversion route should be submitted to the LPA for approval. Note diversions works to existing ordinary watercourses require a Land Drainage Consent from the LLFA.
- Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;
- Proposed discharge rates should be accompanied by a breakdown of catchment areas which are comparable to points of outfall.
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. This should include proposed elevations.
- Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.
- Where surface water is connected to a Main River, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of the proposed new connections will suffice.
- Where alterations are proposed to the Main River, any works within or adjacent to the river that would affect it would require consent from the Environment Agency.
- An email of acceptance is required from the EA, confirming that the proposed works to the existing channel and flood plain areas are acceptable.
- Confirmation that the EA approve of the 'precautionary approach' flood model to be used for the scheme.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- For sites where proposed development would cause unusual pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements

(b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

Condition 16: Invasive Species Method Statement

16) Prior to the commencement of **each phase of** the development, a method statement for removing or the long-term management / control of Japanese knotweed, Giant hogweed & Himalayan Balsam identified on the site (TEP, Feb 2022) shall be submitted for approval in writing by the City Council, as local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed, Giant hogweed & Himalayan Balsam during any operations e.g., mowing, strimming, bank regrading or soil movement **within each phase of development**. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant. Development shall be carried out in accordance with the approved method statement.

Reason - In the interest of preventing the spread of Japanese knotweed, Giant hogweed & Himalayan Balsam which are invasive species in accordance with policy EN15 of the Manchester Core Strategy and the NPPF.

Condition 18: Tree Replacement, Ecology and Biodiversity Net Gain Mitigation*

****It is proposed Part (a) of this condition is removed for the purposes of the new permission. Information is submitted with the Section 73 application to address Part (a) of this condition***

~~18) (a) Prior to the commencement of this development (excluding vegetation and tree clearance), an updated "Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy" for the four phases of development in the Red Bank Neighbourhood (and/or within the Northern Gateway Strategic Regeneration Framework (SRF) area) on land that MCC has a freehold interest in, as indicated in Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy (including updated BNG metric) prepared by Avison Young/ TEP stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022, shall be submitted for approval in writing by the City Council, as Local Planning Authority.~~

~~This shall include:~~

~~———— Ecological evaluation of the current condition and value of development hereby approved (both quantitative and qualitative);~~

~~———— Ecological evaluation of the current condition and value of the subsequent phases of development in the Red Bank Neighbourhood (both quantitative and qualitative);~~

~~———— A mitigation and implementation strategy (including a commitment to 10% biodiversity net gain) across all phases of the Red Bank Neighbourhood on land that MCC has a freehold interest in; and~~

~~———— A monitoring, management and verification strategy to ensure that the mitigation is achieved across the four phases of development (and/or within the Northern Gateway SRF area) including details to update the Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy following the completion each phase of development.~~

(b) As part of a planning application for each subsequent phase of the Red Bank Neighbourhood development on land that MCC has a freehold interest in, an updated version of the "Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy" will be submitted to the Local Planning Authority for approval. This will provide any updates required to the document approved under part (a) of this condition to reflect the detailed design proposals contained within that phase, and any subsequent updates to the ecological assumptions required to meet the overall target of 10% biodiversity net gain.

(c) Prior to the first use of each phase of development agreed within part (a) of this condition, a verification report will be requirements to validate that the works undertaken at that stage conforms to the recommendations and required approved within part of part (b) of this planning condition including its contribution towards the 10% biodiversity net gain.

(d) In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy. A verification report and measures shall be agreed until such a time as all four phases of development comply with parts (a), (b) and (c) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - In the interest of securing a biodiversity mitigation strategy for the Red Bank Neighbourhood pursuant to policies SP1, EN9, EN17 and DM1 of the Manchester Core Strategy (2012).

Condition 20: Boundary Treatments*

****It is proposed this condition is removed for the purposes of the new permission. Information is submitted with the Section 73 application to address this condition***

~~20) Notwithstanding drawing VNIF-PLA-ZZ-YYY-DR-L-1014-REV-P02.03 stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022, prior to the commencement of the development (excluding vegetation clearance and tree removal) details of the siting, scale and appearance of the proposed boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details that all boundary treatment is visually permeable from 600mm upwards and that gates open inwards and are set back a minimum of 5 metres from the edge of the carriageway. The approved details shall be implemented upon commencement of the development and thereafter retained and maintained in situ for as long as the development remains in use.~~

~~Reason—In the interest of visual amenity, highway and pedestrian safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).~~